

- VICINITY MAP**
- BOONVILLE ROAD
- AUSTIN COLONY PKWY
- TEXAS STATE HIGHWAY 6
- PROJECT LOCATION
- UTILITY DEMAND**
- WATER DEMAND PER LEASE SPACE
- |                |        |
|----------------|--------|
| MINIMUM        | 0 GPM  |
| AVERAGE        | 18 GPM |
| MAXIMUM (PEAK) | 70 GPM |
- 1.5" DOMESTIC WATER METER
- SANITARY SEWER DEMAND**
- (@ BOX OF WATER DEMAND)
- |                |        |
|----------------|--------|
| AVERAGE        | 16 GPM |
| MAXIMUM (PEAK) | 63 GPM |
- 6" SANITARY SEWER LINE
- 1.04% MIN. SLOPE
- FIXTURE UNITS = 108
- FIXTURE UNITS ALLOWED = 700
- PIPE SLOPE OK
- PARKING ANALYSIS**
- REQUIRED PARKING:**
- 7,500 SF OF RESTAURANT
- 1.25 SPACES PER 100 SF
- 94 SPACES REQUIRED
- 9' WIDTH, 18' LENGTH TYP.
- PROPOSED PARKING:**
- 68 SPACES PARKING
- 3 SPACES HANDICAP PARKING
- 71 SPACES PROVIDED TOTAL
- ADDITIONAL PARKING SPACES PROVIDED ON ADJACENT TRACTS UNDER JOINT PARKING AGREEMENT

**KREUZ MARKET**

**TOTAL AREA = 1.27 ACRES**

**BOONVILLE TOWN CENTER**

**LOT 3B, BLOCK 1**

**9013/257**

**JOHN AUSTIN SURVEY, A-2**

**BRYAN, BRAZOS COUNTY, TEXAS**

**SCALE: 1"=20'**

**OWNER/DEVELOPER:**

FIVE AGS INVESTMENTS LLC

2800 S TEXAS AVE

STE. 401

BRYAN, TEXAS 77802

**SURVEYOR:**

SM KLING, RPLS NO. 2003

CEC

4101 SOUTH TEXAS AVE, SUITE A

BRYAN, TX 77802

(979) 846-6212

**ENGINEER:**

SCHULTZ ENGINEERING, LLC

PO BOX 11895

COLLEGE STATION, TX 77842

(979)764-3900

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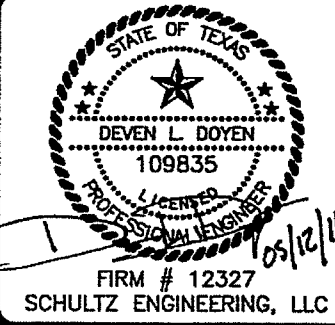
(979)764-3900

MARK	REVISION	BY	DATE

Schultz Engineering, LLC					
2730 Longmire, Suite A					
College Station, Texas 77845					
979.764.3900					
TBPPE NO. 12327					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
CEC	DLD	DLD	JPS	14-329	MAY 2014

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 MAY 12, 2014

ISSUED FOR REVIEW



**KREUZ MARKET**

**BOONVILLE TOWN CENTER**

**LOT 3B, BLOCK 1 - BRYAN, TX**

## SITE PLAN

MAY 14 2014

SCALE	
VERTICAL	1"=4'
HORIZONTAL	1"=40'
PLOTTING SCALE:	1:1
FILE NAME:	14-329

**SHEET**

**C1**